

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

June 26, 2003

Council Chambers
Nevada

400 Stewart Avenue Las Vegas,

Phone 229-6301 TDD 386-9108

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COMMISSIONERS

RICHARD W. TRUESDELL, CHAIRMAN

STEPHEN QUINN, VICE CHAIRMAN

CRAIG GALATI

STEVEN EVANS

BYRON GOYNES

LAURA McSWAIN

TODD NIGRO

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. The Planning Commission may ask applicants and other interested parties for information or presentations. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway
Senior Citizen Center, 450 East Bonanza Road
Clark County Courthouse, 200 East Carson Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the *May 22, 2003* Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE

6/19/2003 10:18 AM

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RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.

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8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. TMP-2396 - SANTA BELLA 4 - CENTEX HOMES - Request for a Tentative Map FOR A 72-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 16.26 acres adjacent to the southeast corner of Racel Street and Durango Drive (APN: 125-09-401-001 through 004, 007, 011, and 012), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and R-A (Ranch Acres) under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre), Ward 6 (Mack).
2. EOT-2357 - KB HOMES OF NEVADA, INC. ON BEHALF OF IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Rezoning (Z-0022-01) FROM: U (Undeveloped) [DR (Desert Rural) General Plan Designation] TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on approximately 42.16 acres adjacent to the southeast corner of the intersection of Jones Boulevard and Iron Mountain Road (APN: 125-12-101-001 through 004), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).
3. EOT-2358 - KB HOMES OF NEVADA, INC. ON BEHALF OF IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Site Development Plan Review [Z-0022-01(1)] WHICH ALLOWED A PROPOSED 144-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on approximately 42.16 acres adjacent to the southeast corner of Jones Boulevard and Iron Mountain Road (APN: 125-12-101-001 through 004), U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation] under Resolution of Intent to R-PD3 (Residential Planned Development- 3 Units Per Acre), Ward 6 (Mack).
4. EOT-2333 - D2801 WESTWOOD, INC. - Request for an Extension of Time of an approved Special Use Permit (U-0109-99) WHICH ALLOWED A TAVERN at 2801 Westwood Drive (APN: 162-08-604-001), M (Industrial) Zone, Ward 1 (M. McDonald).
5. ANX-2424 - J. L. PENNINGTON - Petition to annex property generally located on the northwest corner of El Campo Grande Avenue and Rebecca Road (APN: 125-26-401-003 and 125-26-304-008), containing approximately 5.57 acres, Ward 6 (Mack).

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PUBLIC HEARING ITEMS:

6. ABEYANCE - SUP-2199 - FBD, ASSOCIATES ON BEHALF OF RAPID CASH - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED (CHECK CASHING) AND AUTO TITLE LOAN at 831 North Rancho Drive (APN: 139-29-701-001), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
7. ABEYANCE - SDR-1986 - JUDIE COLLINS-WARBURTON, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 68,421 SQUARE FOOT OFFICE PARK DEVELOPMENT on 9.39 acres adjacent to the northwest corner of Ann Road and Balsam Street (APN: 125-27-802-002, 003, 004, 005, 008, 009, 012 and 014), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [Proposed: O (Office) General Plan Designation] and R-E (Residence Estates) Zone, Ward 6 (Mack).
8. ABEYANCE - MSP-2019 - CONQUISTADOR PLAZA, LIMITED LIABILITY COMPANY - Request for a Master Sign Plan FOR CONQUISTADOR PLAZA adjacent to the northwest corner of Cheyenne Avenue, and Metro Academy Way (APN: 138-07-411-002, 003, 005 and 006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
9. ABEYANCE - RENOTIFICATION - SUP-2203 - ZYGMUNT AMARETTI ON BEHALF OF DENNIS B. HANCOCK, JR. - Request for a Special Use Permit FOR AN AUTO REPAIR GARAGE, MAJOR (A-1 BRAKE & CARBURETOR SHOP) AND WAIVERS OF THE STANDARD CONDITIONS TO ALLOW REPAIR AND SERVICE WORK OUTSIDE OF A COMPLETELY ENCLOSED BUILDING, TO ALLOW OUTDOOR HOISTS, AND TO NOT SCREEN DISABLED OR WRECKED VEHICLES FROM SURROUNDING PROPERTIES AND ADJOINING STREETS at 2101 Fremont Street (APN: 139-35-804-004), C-2 (General Commercial) Zone, Ward 3 (Reese).
10. ABEYANCE - SDR-2319 - SUMMIT DEVELOPMENT ON BEHALF OF MONTECITO TOWN CENTER, LIMITED LIABILITY COMPANY, ET AL - Request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 320-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 16.68 acres adjacent to the northwest corner of Montecito Parkway and Rome Boulevard (APN: 125-20-

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703-001 through 004; 125-20-701-002; and 125-20-704-003), T-C (Town Center) Zone [MS-TC (Main Street Mixed Use – Town Center) land use designation], Ward 6 (Mack).

11. **MOD-2356 - GREAT AMERICAN CAPITAL ON BEHALF OF HUALAPAI HOLDINGS, LIMITED LIABILITY COMPANY** - Request for a Major Modification to the Lone Mountain Master Plan TO CHANGE THE LAND USE DESIGNATION FROM: Neighborhood Commercial TO: Village Commercial on 3.99 acres adjacent to the northeast corner of Cheyenne Avenue and Hualapai Way (APN: 138-07-401-003 and 004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
12. **MOD-2425 - KB HOME NEVADA, INC.** - Request for a Major Modification to the Iron Mountain Ranch Residential Planned Development Master Plan TO AMEND SECTION 4.4.2 PERTAINING TO THE COMMENCEMENT OF PARK CONSTRUCTION generally located at the northeast corner of Bradley Road and Whispering Sands Drive (multiple APN: 125-13-501-003 and 004 for reference), R-E (Residence Estates) Zone under Resolution of Intent to C-V (Civic), Ward 6 (Mack).
13. **ROC-2428 - KB HOME NEVADA, INC.** - Request for a Review of Condition Number 11 of an approved Rezoning (Z-0016-98) WHICH REQUIRED THE APPLICANT TO CONSTRUCT EQUESTRIAN RELATED CITY PARK FACILITIES IN LIEU OF PROVIDING A PORTION OF THE REQUIRED OPEN SPACE AND THAT THE CONSTRUCTION OF THE PARK COMMENCE WHEN FIFTY PERCENT OF THE MASTER PLAN BUILDING PERMITS HAVE BEEN ISSUED on property generally located adjacent to the northeast corner of Bradley Road and Whispering Sands Drive (multiple APN: 125-13-501-003 and 004 for reference), RE (Residence Estates) Zone under Resolution of Intent to C-V (Civic), Ward 6 (Mack).
14. **ZON-2378 - FAYLONA INVESTMENTS, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: PR (Professional Office and Parking) TO: C-1 (Limited Commercial) AND A REQUEST TO ALLOW A 75-FOOT 9-INCH LOT WIDTH WHERE 100-FOOT IS THE MINIMUM REQUIRED on 0.18 acres at 4206 West Charleston Boulevard (APN: 139-31-411-024), PROPOSED USE: HOME DESIGN CENTER, Ward 1 (M. McDonald).
15. **ZON-2411 - ROBERT DAVIS AND ASSOCIATES ON BEHALF OF FAWZI KORDAHI** - Request for a Rezoning FROM RE (Residential Estates) TO: R-1 (Single Family Residential) on 2.17 acres

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adjacent to the southeast corner of Whispering Sands Drive and Leon Avenue (APN: 125-13-203-008),
PROPOSED: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

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16. **VAR-2413 - ROBERT DAVIS AND ASSOCIATES ON BEHALF OF FAWZI KORDAHI** - Request for a Variance TO ALLOW AN 18 FOOT FRONT YARD SETBACK FOR FRONT LOADING GARAGES AND A 14 FOOT FRONT YARD SETBACK FOR SIDE LOADING GARAGES WHERE 20 FEET IS THE MINIMUM FRONT YARD SETBACK REQUIRED on 2.17 acres adjacent to the southeast corner of Whispering Sands Drive and Leon Avenue (APN: 125-13-203-008), RE (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Mack).
17. **SUP-2414 - ROBERT DAVIS AND ASSOCIATES ON BEHALF OF FAWZI KORDAHI** - Request for a Special Use Permit FOR PRIVATE STREETS WITHIN A PROPOSED SINGLE FAMILY RESIDENTIAL SUBDIVISION on 2.17 acres adjacent to the southeast corner of Whispering Sands Drive and Leon Avenue (APN: 125-13-203-008), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Mack).
18. **ZON-2415 - NEVADA HOMES GROUP, INC. ON BEHALF OF AHMED MOHAMED, ET AL** - Request for a Rezoning FROM: U (Undeveloped) [L (Low Density Residential) General Plan Designation] TO: RPD5 (Residential Planned Development - 5 Units Per Acre) on 10.80 acres adjacent to the southeast corner of Alexander Road and Fort Apache Road (APN: 138-08-101-001, 002, 003, and 004), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 4 (Brown).
19. **VAR-2419 - NEVADA HOMES GROUP, INC. ON BEHALF OF AHMED MOHAMED, ET AL** - Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 41,164 SQUARE FEET IS REQUIRED FOR A PROPOSED 57 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10.80 acres adjacent to the southeast corner of Alexander Road and Fort Apache Road (APN: 138-08-101-001, 002, 003, and 004), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED: RPD5 (Residential Planned Development - 5 Units Per Acre)], Ward 4 (Brown).
20. **SDR-2418 - NEVADA HOMES GROUP, INC. ON BEHALF OF AHMED MOHAMED, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 57-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10.80 acres adjacent to the southeast corner of Alexander Road and Fort Apache Road (APN: 138-08-101-001, 002, 003, and 004), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 4 (Brown).

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21. ZON-2436 - RAZI INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF YAMINI MOUSSA, ET AL - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on 9.15 acres adjacent to the northwest corner of Leon Avenue and Deer Springs Way (APN: 125-24-201-003, 004, and 005), PROPOSED: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).
22. SDR-2437 - RAZI INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF YAMINI MOUSSA, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 29-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 9.15 acres adjacent to the northwest corner of Leon Avenue and Deer Springs Way (APN: 125-24-201-003, 004, and 005), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).
23. ZON-2423 - LAND DEVELOPMENT & INVESTMENT ON BEHALF OF JOSEPHINE AYRES - Request for a Rezoning FROM U (Undeveloped) [L-TC (Low Density Residential - Town Center) General Plan Designation] TO: T-C (Town Center) on 5.03 acres adjacent to the southeast corner of Elkhorn Road and Tee Pee Lane (APN: 125-19-501-006), PROPOSED: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).
24. SDR-2426 - LAND DEVELOPMENT & INVESTMENT ON BEHALF OF JOSEPHINE AYRES - Request for a Site Development Plan Review FOR A PROPOSED 26-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 5.03 acres adjacent to the southeast corner of Elkhorn Road and Tee Pee Lane (APN: 125-19-501-006), U (Undeveloped) Zone [L-TC (Low Density Residential - Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Mack).
25. VAC-2427 - JOSEPHINE AYRES - Petition to vacate U. S. Government Patent Reservations generally located east of Tee Pee Lane, between Elkhorn Road and Wittig Avenue, Ward 6 (Mack).
26. VAR-2366 - RAMIRO BRAVO - Request for a Variance TO ALLOW A NINE FOOT FOUR INCH (9'-4") CORNER SIDE YARD SETBACK WHERE FIFTEEN FEET IS THE MINIMUM REQUIRED FOR AN EXISTING DETACHED ACCESSORY STRUCTURE at 2020 East Mesquite Avenue (APN: 139-35-514-012), R-1 (Single Family Residential) Zone, Ward 3 (Reese).

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27. **VAR-2498 - ELKHORN PARTNERS, LIMITED PARTNERSHIP ON BEHALF OF RHODES HOMES**
- Request for a Variance TO ALLOW A 22.4-FOOT FRONT YARD SETBACK WHERE A 25-FOOT FRONT YARD SETBACK IS REQUIRED FOR A PROPOSED SINGLE-FAMILY DWELLING at 7549 Hornblower Avenue (APN: 125-15-314-043), R-D (Single-Family Residential - Restricted) Zone, Ward 6 (Mack).

28. **VAR-2391 - SIGNATURE CUSTOM HOMES, LIMITED LIABILITY COMPANY ON BEHALF OF PLASTER DEVELOPMENT COMPANY, INC.** - Request for a Variance TO ALLOW A 4.5 FOOT SIDE YARD SETBACK WHERE A 5 FOOT SIDEYARD SETBACK IS THE MINIMUM REQUIRED, AND TO ALLOW A 2.76 FOOT SIDEYARD ENCROACHMENT FOR A FIREPLACE WHERE 2 FEET IS THE MAXIMUM ENCROACHMENT ALLOWED FOR AN EXISTING SINGLE FAMILY DWELLING at 7739 Villa De La Paz Avenue (APN: 125-09-812-027), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre), Ward 6 (Mack).

29. **VAR-2392 - SIGNATURE CUSTOM HOMES, LIMITED LIABILITY COMPANY ON BEHALF OF PLASTER DEVELOPMENT COMPANY, INC.** - Request for a Variance TO ALLOW A 4.18 FOOT SIDE YARD SETBACK WHERE A 5 FOOT SIDEYARD SETBACK IS THE MINIMUM REQUIRED FOR AN EXISTING SINGLE FAMILY DWELLING at 7732 Villa Andrade Avenue (APN: 125-09-812-017), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre), Ward 6 (Mack).

30. **VAR-2417 - NEXTEL COMMUNICATIONS ON BEHALF OF PUBLIC STORAGE INVESTORS 14, LIMITED PARTNERSHIP** - Request for a Variance TO ALLOW AN 80-FOOT TALL WIRELESS COMMUNICATION FACILITY 203-FEET FROM A RESIDENTIAL PROPERTY LINE WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 240-FOOT SETBACK at 1900 North Jones Boulevard (APN: 138-23-702-002), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

31. **SUP-2416 - NEXTEL COMMUNICATIONS ON BEHALF OF PUBLIC STORAGE INVESTORS 14, LIMITED PARTNERSHIP** - Request for a Special Use Permit FOR A PROPOSED 20 FOOT TALL ADDITION TO AN EXISTING 60 FOOT TALL WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN at 1900 North Jones Boulevard (APN: 138-23-702-002), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

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32. **VAR-2370 - MILTON SCHWARTZ ON BEHALF OF VALLEY GROUP CONSTRUCTIONS** - Request for a Variance TO ALLOW 86 PARKING SPACES WHERE 130 SPACES ARE REQUIRED FOR A PROPOSED APARTMENT COMPLEX AND OFFICE/ RETAIL BUILDING adjacent to the west side of Tonopah Drive, approximately 120 feet south of Palomino Lane (APN: 139-32-803-005, 006, 007, and 008), PD (Planned Development) Zone, Ward 5 (Weekly).
33. **VAR-2371 - MILTON SCHWARTZ ON BEHALF OF VALLEY GROUP CONSTRUCTIONS** - Request for a Variance TO ALLOW ONE FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED AND A ONE FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED RETAIL/OFFICE BUILDING AND TO ALLOW A 10 FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM REQUIRED AND TO ALLOW 4-STORY, 40 FOOT HIGH BUILDINGS WHERE 2-STORY AND 35 FEET IS THE MAXIMUM PERMITTED FOR A PROPOSED APARTMENT COMPLEX BUILDING adjacent to the west side of Tonopah Drive approximately 120 feet south of Palomino Lane (APN: 139-32-803-005, 006, 007, and 008), PD (Planned Development) Zone, Ward 5 (Weekly).
34. **SUP-2369 - MILTON SCHWARTZ ON BEHALF OF VALLEY GROUP CONSTRUCTIONS** - Request for a Special Use Permit FOR A PROPOSED APARTMENT COMPLEX ON A LOT SIZE LESS THAN THREE ACRES WITH FIRST FLOOR RESIDENTIAL UNITS adjacent to the west side of Tonopah Drive, approximately 120 feet south of Palomino Lane (APN: 139-32-803-005, 006, 007, and 008), PD (Planned Development) Zone, Ward 5 (Weekly).
35. **SDR-2372 - MILTON SCHWARTZ ON BEHALF OF VALLEY GROUP CONSTRUCTIONS** - Request for a Site Development Plan Review FOR A PROPOSED 4-STORY MIXED USE COMMERCIAL/RESIDENTIAL BUILDING WITH 51 RESIDENTIAL UNITS AND 10,275 SQUARE FEET OF COMMERCIAL SPACE on 1.3 acres adjacent to the west side of Tonopah Drive, approximately 120 feet south of Palomino Lane (APN: 139-32-803-005, 006, 007, and 008), PD (Planned Development) Zone, Ward 5 (Weekly).
36. **SUP-2400 - MONTECITO COMPANIES ON BEHALF OF CENTENNIAL 95, LIMITED PARTNERSHIP** - Request for a Special Use Permit FOR A MINI-STORAGE FACILITY WITH RECREATIONAL VEHICLE STORAGE adjacent to the northwest corner of Azure Drive and North Tenaya Way (APN: 125-27-101-027), T-C (Town Center) Zone, Ward 6 (Mack).

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37. SDR-2399 - MONTECITO COMPANIES ON BEHALF OF CENTENNIAL 95, LIMITED PARTNERSHIP - Request for a Site Development Plan Review FOR A PROPOSED 51,000 SQUARE FOOT RETAIL CENTER AND A 90,900 SQUARE FOOT MINI-STORAGE FACILITY; AND TO ALLOW FOR A REDUCTION IN THE AMOUNT OF PERIMETER AND PARKING LOT LANDSCAPING on 10.61 acres adjacent to the northwest corner of Azure Drive and North Tenaya Way (APN: 125-27-101-027), T-C (Town Center) Zone, Ward 6 (Mack).
38. SUP-2329 - KSH ENTERPRISES, INC. ON BEHALF OF BECKER INVESTMENTS COMPANY, LIMITED PARTNERSHIP - Request for a Special Use Permit FOR A THE SALE OF PACKAGE LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH AN EXISTING CONVENIENCE STORE (ALLSTAR MINIMART) at 2339 North Jones Boulevard (APN: 138-24-101-001), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
39. SUP-2382 - JAVIER ASCASIBAR ON BEHALF OF LIED FOUNDATION TRUST - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED (Payday Loans) at 3901 West Charleston Boulevard, Suite #110 (APN: 162-06-502-003), G1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
40. SUP-2403 - A. M. PROPERTIES, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR AN AUTO TITLE LOAN at 3211 North Tenaya Way, Suite #102 (APN: 138-10-411-015), C-1 (Limited Commercial) Zone, Ward 4 (Brown).
41. SUP-2404 - SOLI AND ALEXANDRA MUNAKASH - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED (CHECK CASHING) at 4399 Stewart Avenue, Suite #150 (APN: 140-31-602-011), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
42. SUP-2405 - WILLIS GRANDVIL, ET AL - Request for a Special Use Permit FOR OUTSIDE STORAGE TO EXCEED FIVE PERCENT OF THE TOTAL LOT AREA at 1000 South Main Street (APN: 139-33-811-006), C-M (Commercial/Industrial) Zone, Ward 1 (M. McDonald).

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43. SUP-2407 - DR. ELENA M. HEMPFLING ON BEHALF OF BOCA PARK MARKETPLACE, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR AN ANIMAL HOSPITAL, CLINIC, OR SHELTER WITHOUT OUTSIDE PENS at 8800 West Charleston, Suite #2 (APN: 138-32-412-028), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).
44. SUP-2486 - WFM NEVADA, INC. ON BEHALF OF CROSSROADS COMMONS, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION, BEER AND WINE) FOR A GROCERY STORE (WHOLE FOODS MARKET) at 8855 West Charleston Boulevard (APN: 163-05-101-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-2 (General Commercial), Ward 2 (L. B. McDonald).
45. SDR-2402 - CROARO LIVING TRUST - Request for a Site Development Plan Review FOR A 77,120 SQUARE FOOT MINI-WAREHOUSE DEVELOPMENT WITH RECREATIONAL VEHICLE AND BOAT STORAGE AND TO ALLOW A ZERO FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED, A ZERO FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED, AND TO ALLOW A REDUCTION IN THE AMOUNT OF PERIMETER AND PARKING LOT LANDSCAPING on 3.33 acres adjacent to the southeast corner of Rancho Drive and Lone Mountain Road (APN: 138-02-102-001), C-2 (General Commercial) Zone , Ward 6 (Mack).
46. ROC-2343 - ST. GEORGES EPISCOPAL CHURCH - Request for a Review of Condition of amended condition #7 [U-0138-99(1)] of an approved Special Use Permit and Site Development Plan Review (U-0138-99) WHICH REQUIRED OFF-SITE IMPROVEMENTS FOR AN 11,806 SQUARE FOOT CHURCH adjacent to the northeast corner of Gilmore Avenue and Quadrel Street (APN: 138-09-501-040), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], Ward 4 (Brown).
47. VAC-2336 - PREMIER DENTAL ASSOCIATES, LIMITED LIABILITY COMPANY - Petition to Vacate excess public right-of-way generally south of Charleston Boulevard, between Rancho Drive and Strong Drive, Ward 1 (M. McDonald).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

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Nevada

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48. VAC-2406 - ANTELOPE, LIMITED LIABILITY COMPANY - Request to vacate U. S. Government Patent Reservations generally located west of Grand Canyon Drive, north of Gilcrease Avenue, Ward 6 (Mack).
49. VAC-2410 - N V CENTRAL, LIMITED LIABILITY COMPANY, ET AL - Petition of vacate a U.S. Government Patent Reservation generally located south of Severance Lane, east of Fort Apache Road, Ward 6 (Mack).
50. VAC-2412 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY, ET AL - Petition of Vacation to vacate U. S. Government Patent Reservations generally located west of Hualapai Way, between Grand Teton Drive and Centennial Parkway, Ward 6 (Mack).
51. VAC-2420 - MONTECITO TOWN CENTER, LIMITED LIABILITY COMPANY - Petition to Vacate a portion Darling Road, west of Durango Drive, Ward 6 (Mack).

NON-PUBLIC HEARING ITEMS:

52. SDR-2422 - PHD PROPERITES, INC. ON BEHALF OF CENTENNIAL COURT, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR TWO PROPOSED RETAIL PAD SITES WITHIN AN APPROVED COMMERCIAL DEVELOPMENT on 2.37 acres adjacent to the southeast corner of Buffalo Drive and Skypointe Drive (APN: 125-21-812-001), C-2 (General Commercial) Zone under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).

DIRECTOR'S BUSINESS:

53. ABEYANCE - TXT-2299 - CITY OF LAS VEGAS - Discussion and possible action to amend the following portions of Title 19 of the Las Vegas Zoning Code: Title 19.08.040 (C), Table 2 "Residential District Development Standards, Other Than Single-Family;" Title 19.10.010 (F), Table 1 "Parking Requirements;" and Title 19.20.020, "Words and Terms Defined."

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54. DIR-2561 - CITY OF LAS VEGAS - Appointment of alternate Planning Commissioners to the Centennial Hills Architectural Committee (CHARC), Downtown Signage Review Committee (DRC), Parkway Center Architectural Committee (PC-ARC), and the Downtown Entertainment Overlay District Design Review Committee (DEOD-DRC).

CITIZENS PARTICIPATION:

THE PLANNING COMMISSION CANNOT ACT UPON ITEMS RAISED UNDER THIS PORTION OF THE AGENDA UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.